

ELDERS MORTLAKE

LANDSCAPE PLAN

Prepared for Outlook Property Services
June 2024

STUDIO 26
URBAN DESIGN

m: 0413 782 764
e: hello@studio26urbandesign.com
w: www.studio26urbandesign.com

ACKNOWLEDGEMENT OF COUNTRY

Studio 26 Urban Design acknowledge the Australian Aboriginal and Torres Strait Islander peoples of this nation. We acknowledge the Eastern Maar, Gunditjmarra, people as the Traditional Owners and Custodians of the land within the Moyne Shire Council Local Government Area that this project is located within.

We pay our respects to Aboriginal Elders, past and present. Studio 26 Urban Design is committed to honouring the Australian Aboriginal and Torres Strait Islander peoples unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to society.



Image taken by John Young (2011)

Landscape Team

STUDIO 26
URBAN DESIGN

Document Control

Liberty Mortlake HSC
Lot 2 TP 960462
466 Hopkins Highway
MORTLAKE
VIC 3272

Acknowledgements



**LAWRENCE
ASSOCIATES**

Lawrence Associates Pty Ltd ABN: 30 721 840 983 ACN: 009 766 983
Architectural Registrations: WA, 2257 VIC, 6201059 NSW, 11142
(+61) 0404 864 146
contact@lajpl.com.au
www.lajpl.com.au

The Studio, Rear 16 Florence Road,
Nedlands, WA 6009
PO Box 290, Nedlands, WA 6909

Version	Date
A	June 2024
B	June 2024

Author	Approved
EH	
EH	

Issue
Draft For Comment
For Approval

THE SITE

UNDERSTANDING THE SITE

The site for Elders Rural Store is located at Lot 2 TP960462 Hopkins Highway forms Lot Boundary 1 which is 14563.5m² in total size See Plan 1 - Lot Boundary Plan. The site currently has a open grass paddock that was used for cattle with some existing clusters of trees and vegetation and is approximately 2 minutes to the town Mortlake Golf Club and town centre.

THE PROPOSAL

The design of the proposed Elders Rural Store - Landscape Plan amendments will include the following:

- The design aims to be accessible for all to the site facilities
- The landscape plan will address Moyne Shire Councils Development Control Plan.
- Landscaping design not to include vegetation within hazardous areas. Plants shall not in any way hide or block any parts of site signage, store building and or visibility of traffic or pedestrians.
- Landscape design not to place plants/trees where the roots may be expected to grow to damage buildings, underground services, footings or pavements.
- Low maintenance and drought resistant species of vegetation only throughout site.
- Only low growing shrub planting, no trees, are to be planted along any road frontages to maximise exposure of Store and, associated building signage.

THE DESIGN PHILOSOPHY

Understanding the landscape concept plan from Elders Rural Store has formed the basis of the design philosophy for the project. The key factors which contribute to good landscape design are to include:

- Landscape Character and sense of place
- Vehicle and Pedestrian Circulation Routes and
- Visual quality

These elements of good design have been illustrated through the landscape plan, selection of proposal to influence the landscape concept plan for Liberty Mortlake Service Station.

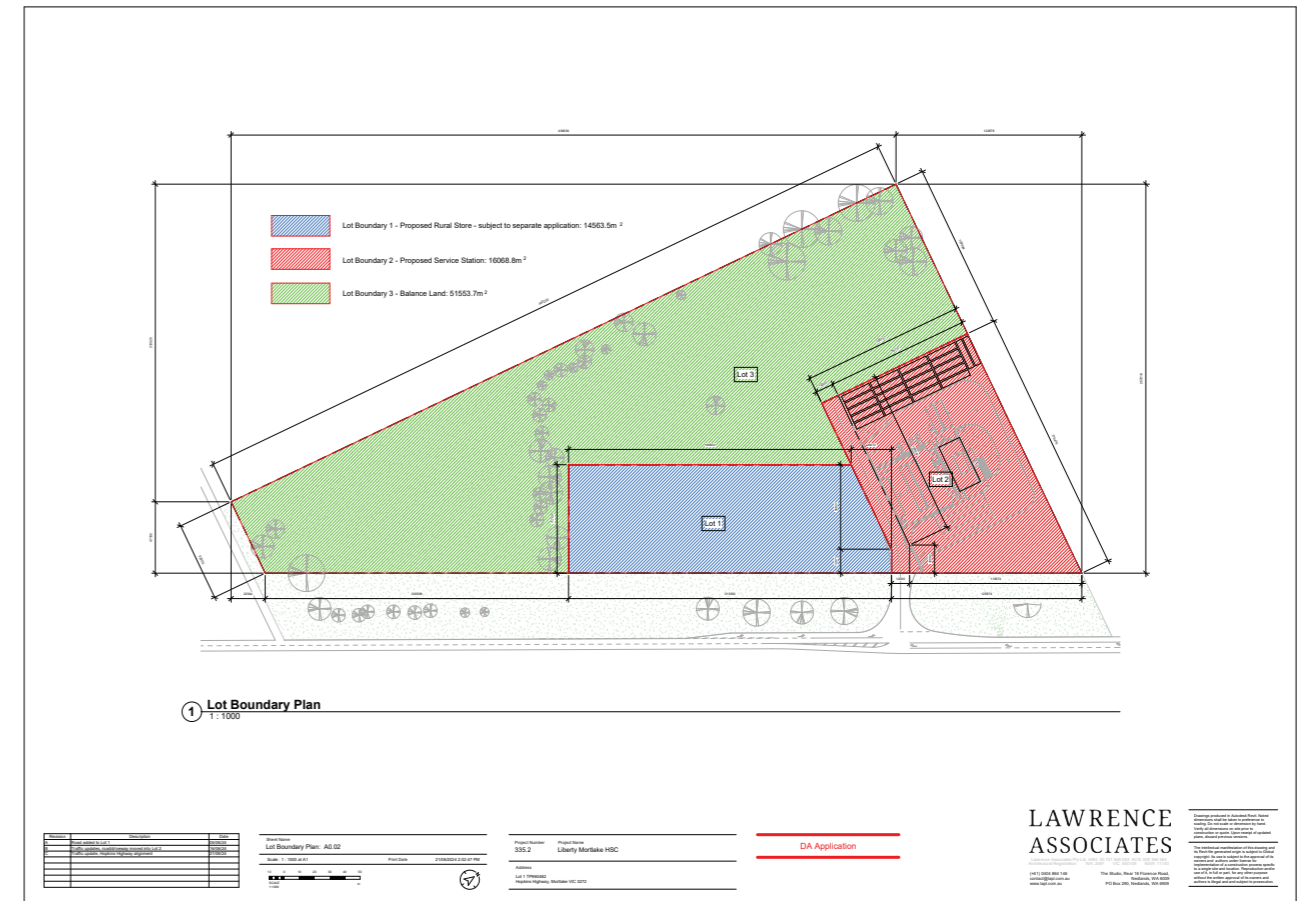
PLANTING PALETTE

The planting palette responds to the Mortlake climate and will provide a selection of striking species to enhance the development aesthetics. Feature trees have been used where possible to define the different entry points to the businesses.

Trees are to be planted in mulched or planted areas within the proposal. The planting design will allow for clear sightlines for visual access of the pedestrians and vehicles. The ground cover planting heights will not impede CPTED principles or sightlines for legibility.

SURFACE FINISHES

The surface finishes for the site will be selected to meet the requirement of Elders Rural Store. Robust cost effective finishes with low maintenance requirements will be specified to complement the design aesthetics of the Elders Rural Store.

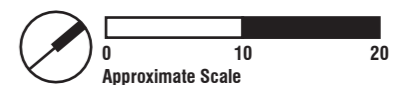


Plan 1 - Lot Boundary Plan - Prepared by Lawrence Associates

LANDSCAPE CONCEPT PLAN

KEY

- 01 Proposed Trees**
In mulch garden beds
- Refer to plant schedule
- 02 Carpark Trees**
In mulch garden beds
- Refer to plant schedule
- 03 Proposed Ground Covers**
In mulch garden beds
- Refer to plant schedule
- 04 Elders Rural Store and Associated Facilities**
- Refer to Architects detail and specification
- 05 Indicative Septic System Trench**
- Refer to Architects detail and specification
- 06 Indicative Residential Type Underground Septic System**
- Refer to Architects detail and specification
- 07 Boundary Fencing**
- Refer to Architects detail and specification
- 07 Existing Trees**



PLANTING PALETTE

PLANT SCHEDULE

BOTANICAL NAME	Common name	Pot/Installation size	Size at maturity (H&W)	Density (per m2)
TREES				
<i>Acacia melanoxylon</i> *	Blackwood	45L pot, min 2.5m. ht, 30mm cal	5-30x4-15m	As Shown
<i>Cupaniopsis anacardioides</i>	Tuckeroo	45L pot, min 2.5m. ht, 30mm cal	5-8x5-7m	As shown
<i>Eucalyptus pauciflora nana</i>	Dwarf Snow Gum	45L pot, min 2.5m. ht, 30mm cal	4-7x-5m	As shown
<i>Corymbia eximia nana</i>	Dwarf Yellow Bloodwood	45L pot, min 2.5m. ht, 30mm cal	6-8x4-6m	As shown
GRASSES AND GROUND COVERS				
<i>Austrodanthonia carphoides</i> *	Short Wallaby-grass	140mm	0.3x0.3m	3 per m2
<i>Brachyscome multifida</i>	Cut Leaf Daisy	140mm	0.2x1m	1 per m2
<i>Carex breviculmis</i> *	Short-stem Sedge	140mm	0.1-0.35x0.2-0.4m	2 per M2
<i>Carpobrotus glaucescens</i>	Pig Face	140mm	0.-0.3x2m	0.5 per m2
<i>Correa reflexa</i>		140mm	0.3X2m	0.5m per m2
<i>Chrysocephalum apiculatum</i>	Finger Flower	140mm	0.2x1m	1m2
<i>Dianella revoluta 'DR5000' PBR</i>	Little Rev	140mm	3-.4x0.4m	3 per m2
<i>Gazania hybrid 'GT20' PBR</i>	Double Gold	140mm	0.2x0.6m	2 per m2
<i>Grevillea juniperina 'H22' PBR</i>	Golden Cluster	140mm	0.3x1m	1m2
<i>Liriope muscari 'LIRTP' PBR</i>	Amethyst	140mm	0.4x0.4mm	3 per m2
<i>Hardenbergia violacea</i> *	Purple Coral-pea	140mm	0.5x2m	0.5 per m2
<i>Lomandra longifolia 'Tanika'</i>	Lomandra Tanika	140mm	0.5-0.6x0.65m	0.5m2
<i>Lomandra multiflora subsp*</i>	Mat-rush	140mm	0.5x0.5m	2 per m2
<i>Lomandra confertifolia 'SIR5' PBR</i>	Wingarra	140mm	0.3x0.6m	2 per m2
<i>Myoporum fine leaf</i>		140mm	0.15x2m	0.5 per m2
<i>Poa poiformis 'PP500' PBR</i>	Kingsdale	140mm	0.45x0.45m	2 per m2
<i>Westringia fruticosa 'WES06' PBR</i>	Westringia	140mm	0.3x0.7m	1 per m2
<i>Westringia fruticosa 'WES05' PBR</i>	Mundi	140mm	0.4x1.5m	1 per m2
<i>Myoporum parvifolium 'PARV01' PBR</i>	Yareena	140mm	0.1x1m	0.5 per m2

* Denotes plants listed in 'Indigenous Plants and Environmental Weeds of Moyne Shire Council' list

Trees



Acacia melanoxylon



Cupaniopsis anacardioides



Corymbia eximia nana

Grasses & Ground Covers



*Carex breviculmis**



Myoporum fine leaf



Carpobrotus glaucescens



Westringia fruticosa 'WES05' PBR 'Mundi'



Chrysocephalum apiculatum



Myoporum parvifolium 'PARV01' PBR Yareena

STUDIO 26
URBAN DESIGN

m: 0413 782 764
e: hello@studio26urbandesign.com
w: www.studio26urbandesign.com